

Georgia King Associates

250 GEORGIA KING VILLAGE

NEWARK, NEW JERSEY 07107

(201) 622-6428

February 28, 2001

Art Miles, HMO
New Jersey Housing and
Mortgage Finance Agency
P.O. Box 18550
637 South Clinton Avenue
Trenton, New Jersey 08650-2085

Re: HMFA #279, Georgia King Village, Response to Tenant Association Letter.

Dear Mr. Miles:

We are in receipt of a letter from Mr. Glenn Hamilton, President of the Georgia King Village Tenant Association, dated February 1, 2001 addressed to Maime Bridgeforth, Councilwoman for the West Ward of Newark, concerning conditions at the complex. As you are aware, we are currently having a very difficult time dealing with the winter natural gas expense and in addition, are in need of a major rent increase and have not been able to move forward on that due to the potential sale of the development. In any event, we would like to address the concerns of the association in the following manner:

1. Question 1 concerns the condition of the hallways. Be advised that they are vacuumed on a regular basis, Mondays, Wednesdays and Fridays. The stair well are swept on a daily basis. In addition, the carpets are steam cleaned twice annually. The garbage chutes are washed down twice a month at which time they are degreased and sanitized. However, the compactor doors are in need of repairs, the estimated cost for repairs is \$30,000.00.

2. Question 2 concerns water penetration in the towers. Be advised that in 1997 both towers were recaulked and in 1995, both towers had new roofs installed. There is a water penetration problem however, the exterior envelope of both buildings have never been sealed. It appears that during heavy and extended rains, water soaks through the envelope and enters units at their seams. This condition is extremely problematic at the corner units where the wind drives the rain. It is estimated that it will cost \$125,000 to seal both buildings.

3. Question 3 concerns infestation through the complex. Be advised that the development historically and continues to battle mice and roach infestation. The development is exterminated on a monthly basis. In addition, upon request, mice clean outs and roach clean outs

are performed. Attached you will find a copy of our exterminator's monthly reports for the last 12 months for the development. What you will notice is that tenant cooperation is extremely poor. Several years ago, we instituted a charge to tenants which do not allow the exterminator access to the unit to exterminate. This charge is constantly challenged in court and on many occasions, we have not been successful, through the courts to force compliance.

4. Question 4 concerned elevators. Be advised that the elevators are inspected by the City of Newark on a semi annual basis and although in the past we have had problems, since the employment of Jersey Elevator Company, back in 1997, we have had a minimum of problems. Furthermore, the majority of the emergency call are a result of vandalism and damage done to the doors by the residents and their visitors. An upgrade of doors and switching controls would be a big improvement. The cost to do this would be about 35,000 an elevator and we have 4 elevators.

5. Question 5 concerned lighting in the hallways and stairwells. Be advised that the City of Newark, Code Enforcement recently did an inspection as a result of the letter I'm responding to and found the lighting to be fine. It's the same lighting for the last 25 years. The only observation I can make about the lighting is that because of the smoke barrier, some may see that as having an effect on the lighting.

6. Question 6 concerned security. Attached please find sign in sheet from the security guards that sit at each building. These sign in sheets show that security is complying with management's policy to have visitors sign in and ID checked. In addition, security is instructed not to allow anyone upstairs without first getting permission from the resident. Patrols are done but as you know, we could use additional man power.

7. Question 7 concerns the grounds of the complex. As you are aware, due to budgetary constraints, we reduced man power and eliminated one grounds person. However, there concern center around garbage removal. The City of Newark, Department of Sanitation is responsible for garbage collection, which should include bulk pickup. In an effort to minimize the amount of garbage, we spend approximately 35,000 annual for bulk removal. At times, there is so much bulk that the one dumpster on site is not enough. The bulk is placed in a central location until receipt of another 30 yrd dumpster. We requested additional pickup days from the City but were denied. Finally, Monday's are usually the worse day of the week because we only have a skeleton crew on the weekends. Tenant cooperation with proper placement of garbage, bottles and other refuse would help alleviate this condition. We have requested help from the department of code enforcement of the city to see if we can enforce compliance with proper rubbish disposition. On many occasions, children are allowed to drag garbage bags to the dumpster or across the hallway thus causing damage to carpet and rupture of garbage bags.

The tenant association needs to realize that working with management by influencing its members to be better tenants could go a long ways in resolving many of the woe the development faces; such as infestation, damage to elevators, general cleanliness, and loitering.

We have communicated the need to work with management to the tenant association on numerous occasion; but to no avail.

If you require any additional information, please do not hesitate to contact me at 973-622-6828.
Thank you.

Very truly yours,



Guillermo Cruz

Enc.

Cc: Janet Charlton, Capital Management Strategies, Inc
Honorable Sharp James, Mayor, City of Newark
Honorable Ronald Rice, Senator, State of New Jersey
Honorable Bessie Walker, Councilwoman at Large
Honorable Mamie Bridgeforth, Councilwoman West Ward
Anthony Capano, Director of Management, NJHMFA
Frank Hutchins, HUD Coalition
Glen Hamilton, President of Georgia King Village Tenant Association